

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

22/14 Outlook Way Sunbury VIC 3429

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$441,250

Property type

Unit

Suburb

Sunbury

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

30/14 Outlook Way Sunbury VIC 3429	\$450,000	30-Aug-21
4 Timins Street Sunbury VIC 3429	\$460,000	21-Sep-21
2/84 Station Street Sunbury VIC 3429	\$480,000	23-Sep-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 13 December 2021

**30/14 Outlook Way Sunbury VIC 3429** 3  2  1

Sold Price

\$450,000

Sold Date

30-Aug-21

Distance

0.04km**4 Timins Street Sunbury VIC 3429** 2  1  1

Sold Price

\$460,000

Sold Date

21-Sep-21

Distance

0.97km**2/84 Station Street Sunbury VIC 3429** 2  1  1

Sold Price

\$480,000

Sold Date

23-Sep-21

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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